

STAFF REVIEW AND RECOMMENDATIONS  
PUBLIC HEARING  
MARCH 9, 2022

ABBREVIATED PLAT: JEWELS ACRES RSB B/2 L/6  
LEGAL DESCRIPTION: SEC 28, T18N, R01E, SEWARD MERIDIAN AK  
PETITIONERS: SUMNER COMPANY  
SURVEYOR/ENGINEER: FRONTIER SURVEYS  
ACRES: 3.94 ± PARCELS: 3  
REVIEWED BY: KIMBERLY MCCLURE CASE #: 2022-021

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**REQUEST:** The request is to create three lots from Lot 6, Block 2, Jewels Acres, Plat No. 73-97, to be known as **LOTS 6A, 6B & 6C**, containing 3.94 acres +/- . The plat is located directly north of E. Bogard Road, directly east of N. Greentree Street and west of N. Burlwood Lane, within Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska.

**EXHIBITS**

Vicinity Map and Aerial Photos  
Geotechnical Report

**EXHIBIT A** – 4 pgs  
**EXHIBIT B** – 3 pgs

**AGENCY COMMENTS**

Department of Public Works  
Planning  
ADOT&PF  
ADF&G  
Utilities  
Public

**EXHIBIT C** – 1 pg  
**EXHIBIT D** – 1 pg  
**EXHIBIT E** – 2 pgs  
**EXHIBIT F** – 1 pg  
**EXHIBIT G** – 3 pgs  
**EXHIBIT H** – 1 pg

**DISCUSSION:** The proposed subdivision is creating three lots from Lot 6, Block 2. Lots 6A & 6B are 1.28 acres; Lot 6C is 1.37 acres. Lots 6A & 6B will share an access onto N. Greentree Street (see **Recommendation #5**). No direct access will be granted to Bogard Road from Lot 6C; access to be from N. Greentree Street and needs to be shown on final plat pursuant to SCM A04.3(d) (see **Recommendations #6 & #7**). N. Greentree Street is classified as a Minor Collector and maintained by the Borough. All lots have the required frontage, legal and physical access, pursuant to MSB 43.20.100, MSB 43.20.120, MSB 43.20.140, and MSB 43.20.320.

**Soils Report:** A geotechnical report was submitted (**Exhibit B**), pursuant to MSB 43.20.281(A). Pierre Stragier, PE, notes the soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GP (poorly graded gravels), with small random pockets of SP (Poorly Graded Sands), see the attached soil logs. No water table was encountered nor any impervious layers for each test hole. Topography is such to allow for 10,000sf of contiguous usable

septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281 and MSB 43.05.005 respectively.

**Comments:** Department of Public Works (**Exhibit C**) comments, “Per SCM A04.3(d), proposed access points on Residential Collector (aka minor collector) streets shall be shown on the preliminary plat. Soils – it looks like much of proposed lot 6B contains slopes steeper than 25%. Please delineate where the useable area is, or there needs to be a condition of approval requiring regrading to create useable area (which will require a drainage report if more than 10,000 sf will be disturbed) (see **Recommendation #8**). *Staff notes the comment from DPW was emailed to surveyor to be addressed; however, no response was received.*

**Planning:** (**Exhibit D**) has no comments.

**ADOT&PF:** (**Exhibit E**) commented, “No direct access will granted to Bogard Road from Lot 6C. Access to be from North Greentree Street.”

**ADF&G:** (**Exhibit F**) has no objections.

**Utilities:** (**Exhibit G**) Enstar and GCI have no comments.

MTA and MEA did not respond to the request for comments.

**Public:** (**Exhibit H**) Doreen Toller, property owner to the north had a concern and commented, “My only concern is the amount of traffic and how it will be affected with 3 lots – requiring access to Greentree. It is close to a busy intersection, on a hill, sometimes blind to turning traffic off Bogard. Three more driveways at that location seems a safety concern. Please consider access needed carefully.”

Karen & Nick Steen, property owners to the north objected and commented, “My name is Nicholas Steen. My wife and I have lived on Lot 4, Block 2, Jewels Acres for 42 years. We would like to express our opposition to the proposed subdivision of lot 6 into 3 smaller lots. The residents of this subdivision purchased here specifically to enjoy the rural "Alaskan" atmosphere, the solitude, quiet and spaciousness of our property and enjoy the wildlife living and passing though. We don't currently look into our neighbors windows when we take in the view. This will be compromised by the proposed division of Lot 6 and diminish the value of our property. Dimensions obtained from the plat show lot 6 to be 408' by 420'. Dividing the lot as proposed would create lots 140' by 408'. Covenants for Jewels Acres require building set-backs of 40' from roads and 20' from interior lot lines. Sewer and water systems shall be a minimum of 100' apart within and without each lot and no nearer than 50' to any lot line. These restrictions would create difficulties building and placing water and sewer systems on the lots, especially for proposed lot 6c where the Bogard Road easement extends 17' inside the south lot line further narrowing it's usable area. The steep terrain of the lots also complicates sewer and water placement according to the DEC recommendations for these systems. Lots of this shape and dimension do not reflect the atmosphere and life style of the current residents of Jewels Acres Subdivision. This would not enhance, but rather degrade the lifestyle we have so long enjoyed. Increasing the density of housing in our subdivision will diminish the

value of our property. urge the board to reject the proposed subdivision of Lot 6, Jewels Acres and retain the lot intact.”

At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; USACE; US Postmaster; Community Council North Lakes; Fire Service #130 Central Mat-Su; Road Service #25 Bogard; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; MTA or MEA.

**CONCLUSION:** The preliminary plat of Jewels Acres RSB B/2 L/6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats. There were no objections from any federal or state agencies, Borough departments, or utilities. There was one objection to the plat from the public in response to the Notice of Public Hearing. There was one concern to the plat from the public in response to the Notice of Public Hearing. Legal and physical access exists to the proposed lots, consistent with MSB 43.20.100 Access Required, MSB 43.20.120 Legal Access and MSB 43.20.140 Physical Access. Frontage for the subdivision exists, pursuant to MSB 43.20.320 Frontage. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).

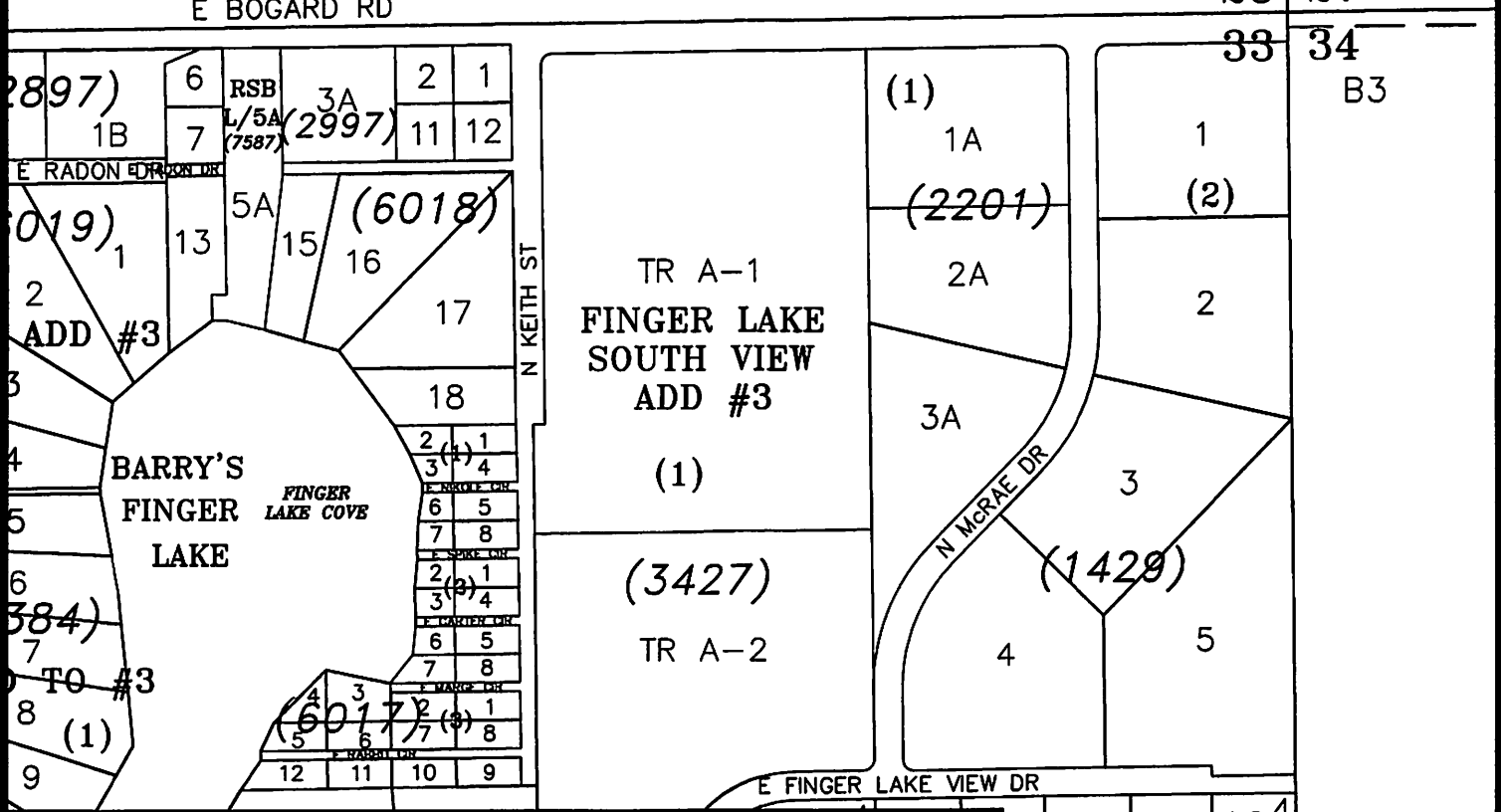
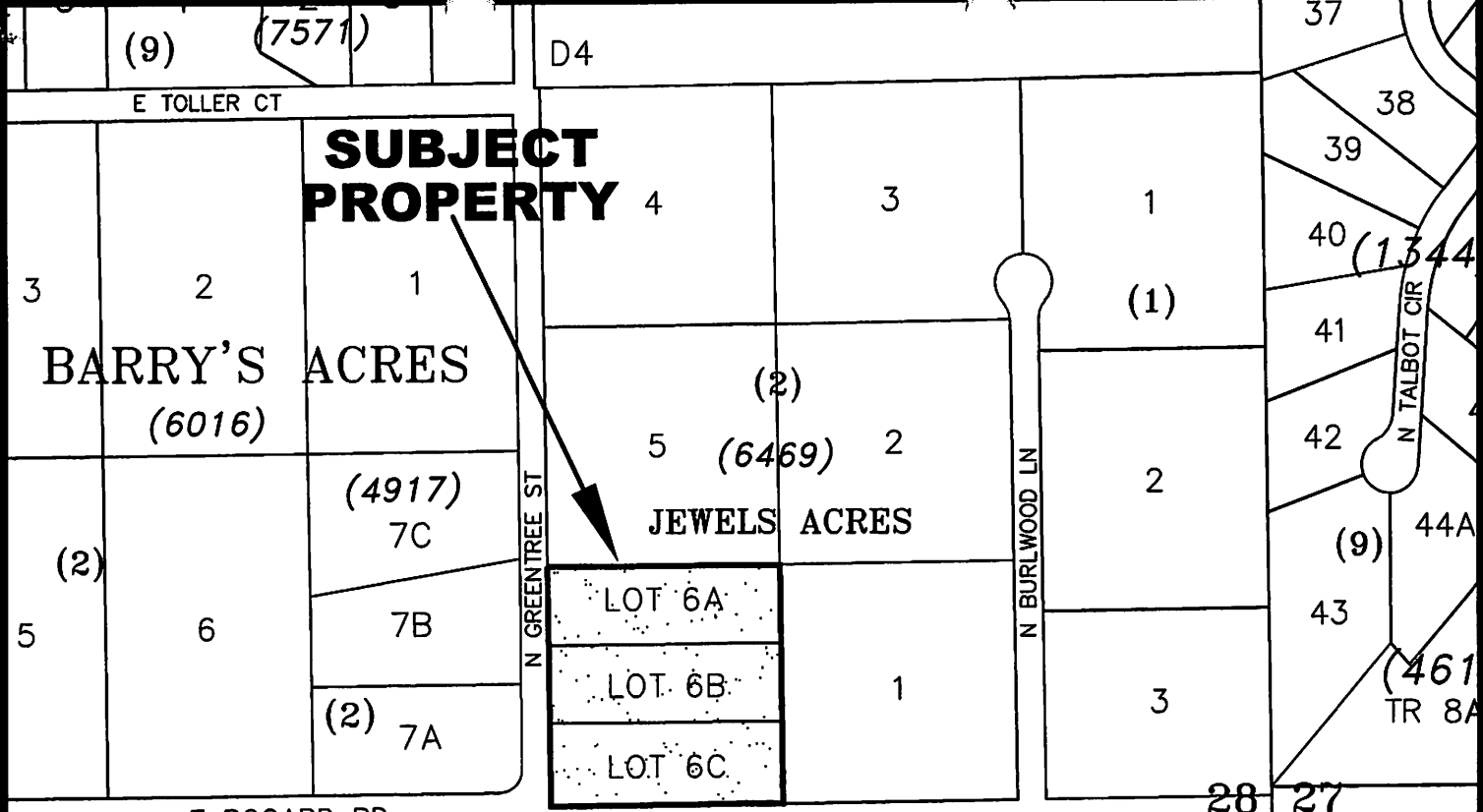
#### **FINDINGS OF FACT**

1. The plat of Jewels Acres RSB B/2 L/6 is consistent with AS 29.40.070 Platting Regulations and MSB 43.15.025 Abbreviated Plats.
2. A soils report was submitted, pursuant to MSB 43.20.281(A)(1).
3. All lots will have legal and physical access consistent with MSB 43.20.100, MSB 43.20.120 and MSB 43.20.140.
4. Each lot has the required frontage pursuant to MSB 43.20.320.
5. At the time of staff report write-up, there were no responses to the Request for Comments from ADOT&PF; USACE; US Postmaster; Community Council North Lakes; Fire Service #130 Central Mat-Su; Road Service #25 Bogard; MSB Community Development, Emergency Services, Assessments, Pre-Design Division, or Development Services; MTA or MEA.
6. At the time of staff report write-up, there was one objection to the Request for Comments received from the public; one concern was received.
7. There were no objections from any federal or state agencies, or Borough departments.

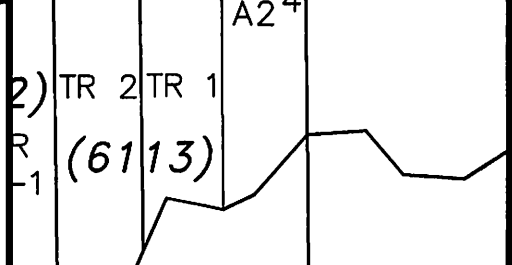
#### **RECOMMENDATIONS OF CONDITIONS OF APPROVAL for the abbreviated plat of Jewels Acres RSB B/2 L/6, Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska, contingent on staff recommendations:**

1. Taxes and special assessments must be paid in full for the year of recording, pursuant to MSB 43.15.053(F) and AS 40.15.020. Pay taxes and special assessments (LIDs), by CERTIFIED FUNDS OR CASH.
2. Provide updated Certificate to Plat executed within seven (7) days of recording of plat and submit Beneficiary Affidavit for any holders of a beneficial interest.
3. Pay postage and advertising fees.
4. Show all easements of record on final plat.
5. Lots 6A & 6B to share a common access onto N. Greentree Street and be shown on final plat.
6. Provide plat note stating, “No direct access will be granted to Bogard Road from Lot 6C unless approved by the governing agency”.
7. Show access point for Lot 6C onto N. Greentree Street on final plat pursuant to SCM A04.3(d).

8. Provide updated soils report showing useable area on Lot 6B after regrading is completed. A new drainage report will be required if more than 10,000sf will be disturbed.
9. Provide signatory authority for Sumner Company prior to recording final plat.
10. Submit recording fees, payable to Department of Natural Resources (DNR).
11. Submit final plat in full compliance with Title 43.



**VICINITY MAP**  
 FOR PROPOSED JEWELS ACRES RSB B/2 L/6  
 LOCATED WITHIN  
 SECTION 28, T18N, R01E, SEWARD MERIDIAN  
 ALASKA





**WA07**

N Greentree St

E Bogard Rd

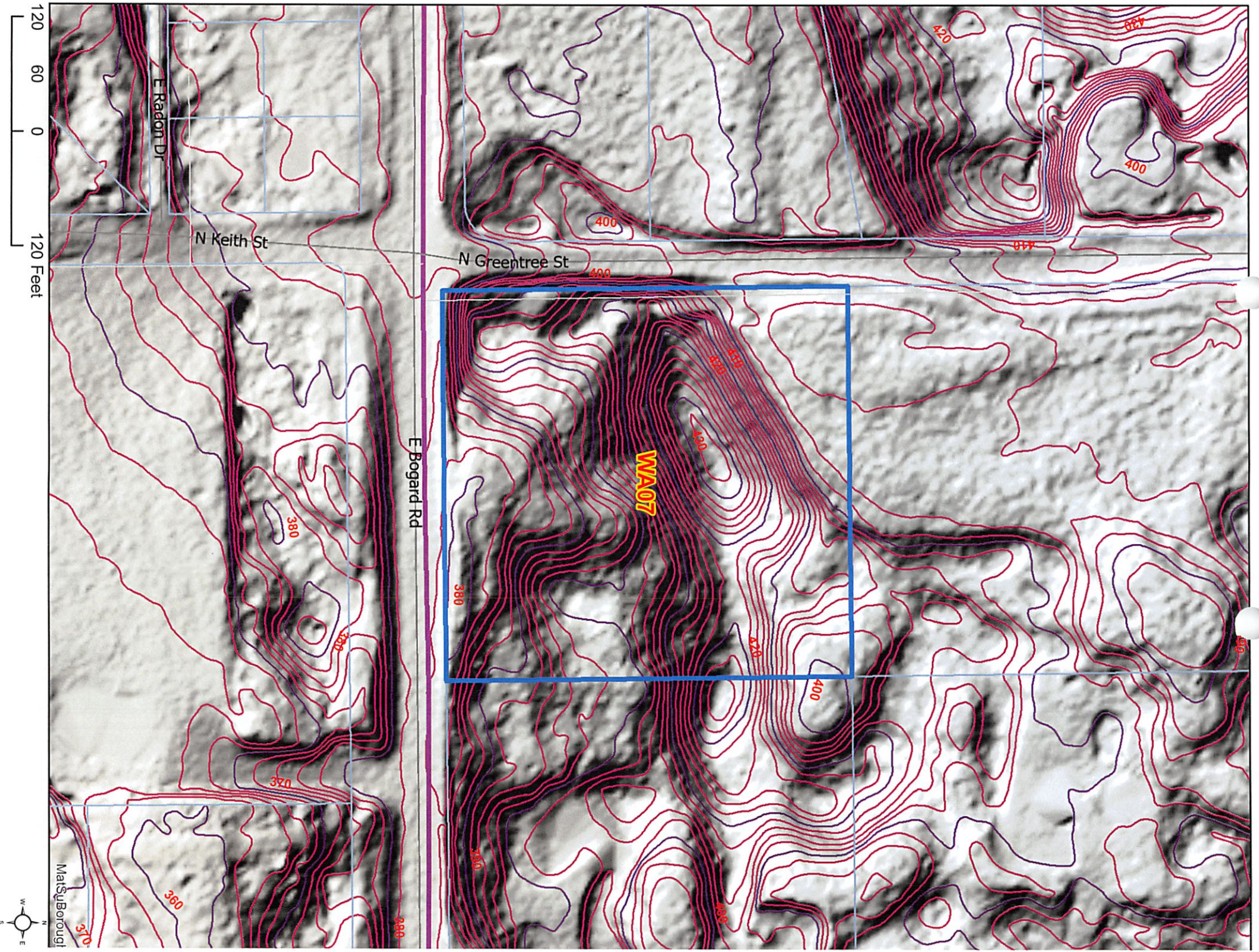
N Keith St

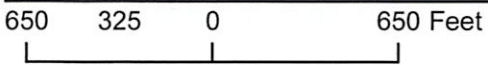
E Radon Dr

MatSu Borough

120 60 0 120 Feet







MatSu Borough





650 W. 58<sup>th</sup> Ave, Suite E  
Anchorage, AK 99518

RECEIVED

FEB 04 2022

PLATTING

## Soils Investigation – Usable Area Report Lots 6A, 6B & 6C, Block 2, Jewels Acres Subdivision

### Introduction:

A Soils Investigation was requested for Lots 6A, 6B & 6C, Block 2, Jewels Acres Subdivision to meet the requirements of the Matanuska Susitna Borough (MSB) 43.20.281(A)(1)(f)(i) "Soils in a usable wastewater disposal area must be: clearly shown to be visually classified as GW, GP, SW, or SP under the Unified Soils Classification System.....". The soils in the subject area are defined as "Poorly consolidated surficial deposits of the Pleistocene epoch of the Quaternary Period" (Qts) per the "Geologic Map of Alaska, 2015" (ISSN 2329-1311). There is no Flood Zone designation on the subject properties.

### Investigation:

The soils investigation was performed on January 11, 2022. Two test pits were dug with a Cat 316 excavator. The first test pit was located near the NW corner of Lot 6A and the second test pit was sampled near the NW corner Lot 6B. All test pits were logged by Pierre Stragier, PE.

**Test Pit 1:** Test Pit 1 is located at Lat: 61.6150, Long: - 149.2759. The surrounding terrain rises to the south, with dense undergrowth and dense spruce/birch. The top foot of the pit was classified as brown silt/loam with organics. The next 14' was classified as poorly graded gravel (GP), dry, occasional cobble to 6". Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present. Frost 1'



**Test Pit 2:** Test Pit 2 is located at Lat: 61.6146, Long: - 149.2760. The surrounding terrain rises to the south and east, with dense undergrowth and dense spruce/birch. The top foot of the pit was classified as brown silt/loam with organics. The next 14' was classified as poorly graded gravel (GP), dry, occasional cobble to 6". Small pockets of poorly graded sand (SP) were observed located randomly throughout the sides of the excavation. No water or impervious layer were present. Frost 1.5'

### Conclusion:

The results of this soils investigation show that the underlying soils are sufficient to construct on-site wastewater systems. The soils were determined to be classified as GP (poorly graded gravels), with small random pockets of SP (Poorly Graded Sands), see the attached soil logs. No water table was encountered nor any impervious layers for each test hole. Topography is such to allow for 10,000sf of contiguous usable septic area and 10,000sf usable building area for each of the proposed lots, per MSB 43.20.281. and MSB 43.05.005 respectively.



# TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

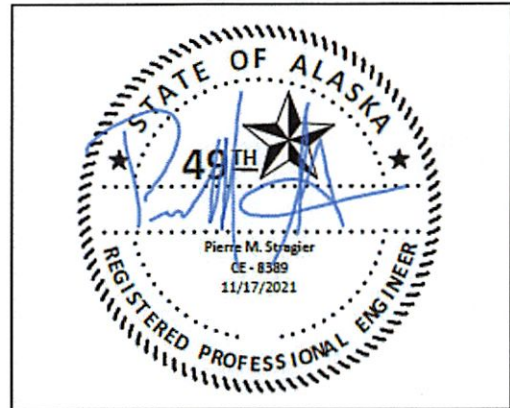
Legal Description:	Lots 6A, 6B & 6C, Block 2, Jewels Acres		
Soil Log Date:	01-11-2022	Evaluated By:	P. Stragier, PE

## TEST HOLE NO. 1

FRONTIER WORK ORDER #: 21-722

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-15': GREY, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 6", DRY, 1' FROST
3	
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14	
15	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



TEST HOLE LOCATION:

Lat: 61.6150

Long: -149.2759

COMMENTS:

- Cat 316
- Sample location NW corner Lot 6A

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

# TEST HOLE EVALUATION & DOCUMENTATION

SAMPLED & RECORDED BY: **FRONTIER SURVEYS, LLC**

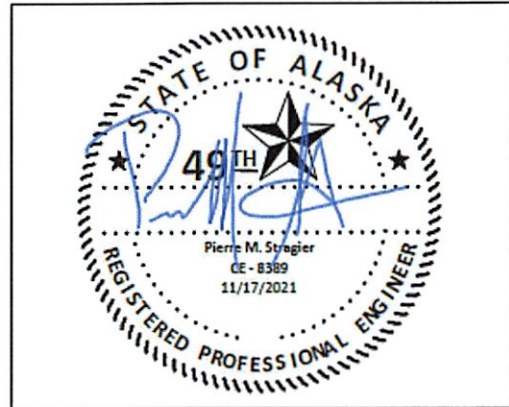
Legal Description:	Lots 6A, 6B & 6C, Block 2, Jewels Acres		
Soil Log Date:	01-11-2022	Evaluated By:	P. Stragier, PE

## TEST HOLE NO. 2

FRONTIER WORK ORDER #: 21-722

Depth (feet)	Description Of EVERY Varied Soil Strata Observed During Excavation
1	0'-1': SILT LOAM, BROWN, INTERSPERSED W/ORGANICS
2	1'-15': GREY, GP, GRAVEL POORLY GRADED, POCKETS OF SAND, SP, OCCASIONAL COBBLE 6", DRY, 1.5' FROST
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14	
15	BOTTOM OF EXPLORATION - NO WATER NO IMPERVIOUS LAYER
16	
17	
18	
19	
20	
21	
22	

PROFESSIONAL ENGINEER'S SEAL



**TEST HOLE LOCATION:**

Lat: 61.6150

Long: -149.2759

**COMMENTS:**

- Cat 316
- Sample location NW corner Lot 6A

The Test Hole Soils strata, as recorded herein, were observed and documented for the sole purpose of determining the feasibility for construction of an onsite wastewater disposal system. Soil type, conditions and ratings are based on visual observation and have not been verified via laboratory analyses. These soils have not been analyzed for structural properties, structural stability, seismic stability or for any purpose other than wastewater absorption field construction. Anyone relying on the information in this log for any use other than wastewater absorption field development shall do so at his or her own risk.

**FRONTIER SURVEYS, LLC**

650 W 58<sup>th</sup> Ave, Suite E, Anchorage, AK 99518  
907.460.1686

## Kimberly McClure

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**From:** Jamie Taylor  
**Sent:** Thursday, February 24, 2022 5:47 PM  
**To:** Kimberly McClure  
**Subject:** RE: Jewels Ac RSB B/2 L/6

Per SCM A04.3(d), proposed access points on Residential Collector (aka minor collector) streets shall be shown on the preliminary plat.

Soils – it looks like much of proposed lot 6B contains slopes steeper than 25%. Please delineate where the useable area is, or there needs to be a condition of approval requiring regrading to create useable area (which will require a drainage report if more than 10,000 sf will be disturbed).

**Jamie Taylor, PE**  
**Civil Engineer**  
**Matanuska-Susitna Borough**  
**Department of Public Works**  
t: 907-861-7765 c: 907-355-9810  
[jamie.taylor@matsugov.us](mailto:jamie.taylor@matsugov.us)  
<http://www.matsugov.us/>

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Thursday, February 10, 2022 3:22 PM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** Jewels Ac RSB B/2 L/6

Below is a link to a request for comments for Jewels Ac RSB B/2 L/6, Case #2022-021, Tech KMc.

**Comments due by February 24, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/person/kimberly\\_mcclure\\_matsugov\\_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La](https://matsugovus-my.sharepoint.com/:f/g/person/kimberly_mcclure_matsugov_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La)

## Kimberly McClure

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**From:** Leda Borys  
**Sent:** Wednesday, February 23, 2022 8:18 AM  
**To:** Kimberly McClure  
**Subject:** RE: Jewels Ac RSB B/2 L/6

No comment.  
Thanks, Kimberly!

*Leda Borys*  
(she/her)  
Planner II  
Planning Services Division  
Matanuska Susitna Borough  
(907) 861-8556  
Leda.Borys@matsugov.us

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Thursday, February 10, 2022 3:22 PM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** Jewels Ac RSB B/2 L/6

Below is a link to a request for comments for Jewels Ac RSB B/2 L/6, Case #2022-021, Tech KMc.

**Comments due by February 24, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La)

**Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.**

Thank you,  
Kimberly McClure  
Platting Technician  
861-7873  
[Kimberly.McClure@matsugov.us](mailto:Kimberly.McClure@matsugov.us)



THE STATE  
of **ALASKA**  
GOVERNOR MICHAEL J. DUNLEAVY

Department of Transportation and  
Public Facilities

Program Development and Statewide Planning  
Anchorage Field Office

4111 Aviation Avenue  
P.O. Box 196900  
Anchorage, AK 99519-6900  
Main number: 907-269-0520  
Fax number: 907-269-0521  
Website: dot.state.ak.us

February 18, 2022

Fred Wagner, Platting Officer  
Matanuska-Susitna Borough  
350 East Dahlia Avenue  
Palmer, Alaska 99645

Re: Plat Review

Dear Mr. Wagner:

The Alaska Department of Transportation and Public Facilities (DOT&PF) has reviewed the following plats and has the following comments:

- **Jewels Acres RSB B/2 L/6**
  - No direct access will be granted to Bogard Road from Lot 6C. Access to be from North Greentree Street.
- **Horseplay Acres**
  - No direct access will be granted to Palmer-Wasilla Highway from proposed Lot 11A. Access to be from existing cul-de-sac on the west side or to 49<sup>th</sup> State Street. Petitioner is encouraged to align access point on 49<sup>th</sup> State Street such that it would be north of any future median that may be placed.

All properties accessing DOT&PF roads must apply to Right-of-Way for a driveway permit, subject to provisions listed in 17 AAC 10.020. Any previously issued driveway permits become invalid once the property undergoes a platting action and must be reissued.

We recommend the petitioner verify all section line easements and DOT&PF road rights-of-way adjacent to their property. For assistance, the petitioner may contact the Engineering group within the Right of Way section in DOT&PF at (907) 269-0700. The petitioner is liable to remove any improvements within the easements and rights-of-way that impede the operation and maintenance of those facilities even if they are not shown on the plat, so it is in the petitioner's best interest to identify the exact locations and widths of any such easements or rights-of-way before they improve the property.

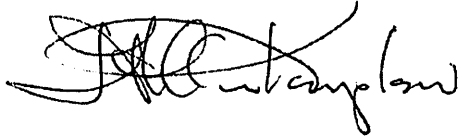
If any section line easements or road rights-of-way exist within the bounds of their plat, we recommend the petitioner dedicate them. If there is an existing right-of-way or easement, the petitioner is unable to develop that portion of the property yet continues to pay property taxes on it; dedicating will remove that cost to the petitioner.

*"Keep Alaska Moving through service and infrastructure."*

**EXHIBIT E**

If there are any questions regarding these comments please feel free to contact me at (907) 269-0513 or [allen.kemplen@alaska.gov](mailto:allen.kemplen@alaska.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Allen Kemplen". The signature is fluid and cursive, with the first name "Allen" being more prominent than the last name "Kemplen".

Allen Kemplen  
Mat-Su Core Area Planner

cc: Scott Thomas, P.E., Regional Traffic Engineer, Traffic Safety and Utilities  
Brad Sworts, MSB Transportation Manager  
Sean Baski, Chief, Highway Design  
Danika Simpson, Property Management Supervisor, Right of Way

## Kimberly McClure

---

**From:** Percy, Colton T (DFG) <colton.percy@alaska.gov>  
**Sent:** Wednesday, February 23, 2022 10:14 AM  
**To:** Kimberly McClure  
**Subject:** RE: Jewels Ac RSB B/2 L/6

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]  
Hi Kimberly,

Alaska Department of Fish and Game has no objections to the proposed platting actions. The proposed actions will not affect public access to public lands and waters. Thank you for the opportunity to review and comment.

### Colton T. Percy

Habitat Biologist  
Access Defense Program  
Alaska Department of Fish and Game  
Division of Wildlife Conservation  
333 Raspberry Rd  
Anchorage, AK 99518  
907-267-2118

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**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Thursday, February 10, 2022 3:22 PM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; Kemplen, Allen (DOT) <allen.kemplen@alaska.gov>; Percy, Colton T (DFG) <colton.percy@alaska.gov>; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamela.j.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <jamie.taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <brad.sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; GCI <ospdesign@gci.com>; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** Jewels Ac RSB B/2 L/6

**CAUTION:** This email originated from outside the State of Alaska mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Below is a link to a request for comments for Jewels Ac RSB B/2 L/6, Case #2022-021, Tech KMc.

**Comments due by February 24, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mcclure\\_matsugov\\_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mcclure_matsugov_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La)





**ENSTAR Natural Gas Company**  
A DIVISION OF SEMCO ENERGY  
Engineering Department, Right of Way Section  
401 E. International Airport Road  
P. O. Box 190288  
Anchorage, Alaska 99519-0288  
(907) 277-5551  
FAX (907) 334-7798

February 11, 2022

Matanuska-Susitna Borough, Platting Division  
350 East Dahlia Avenue  
Palmer, AK 99645-6488

To whom it may concern:

ENSTAR Natural Gas Company has reviewed the following preliminary plat and has no comments or recommendations.

- **Lot 6A, 6B, Block 2 Jewels Acres  
(MSB Case # 2022-021)**

If you have any questions, please feel free to contact me at 334-7944 or by email at [james.christopher@enstarnaturalgas.com](mailto:james.christopher@enstarnaturalgas.com).

Sincerely,

A handwritten signature in cursive script that reads "James Christopher".

James Christopher  
Right of Way & Compliance Technician  
ENSTAR Natural Gas Company

**EXHIBIT G**

## Kimberly McClure

---

**From:** OSP Design Group <ospdesign@gci.com>  
**Sent:** Wednesday, February 16, 2022 1:14 PM  
**To:** Kimberly McClure  
**Subject:** RE: Jewels Ac RSB B/2 L/6  
**Attachments:** Jewels Ac RSB B2 L6.pdf; Agenda Plat.pdf

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Kimberly,

In review GCI has no comments or objections to the plat, attached is the signed plat for your records.

Thanks,

**MIREYA ARMESTO**

GCI | Technician II, GIS Mapping

m: 907-744-5166 | w: [www.gci.com](http://www.gci.com)

**From:** Kimberly McClure <Kimberly.McClure@matsugov.us>  
**Sent:** Thursday, February 10, 2022 3:22 PM  
**To:** Nichols, Melanie A (DOT) <melanie.nichols@alaska.gov>; allen.kemplen@alaska.gov; colton.percy@alaska.gov; Dubour, Adam J (DFG) <adam.dubour@alaska.gov>; regpagemaster@usace.army.mil; pamelaj.melchert@usps.gov; John Aschenbrenner <John.Aschenbrenner@matsugov.us>; Fire Code <Fire.Code@matsugov.us>; Jill Irsik <Jill.Irsik@matsugov.us>; Eric Phillips <Eric.Phillips@matsugov.us>; Terry Dolan <Terry.Dolan@matsugov.us>; Jim Jenson <James.Jenson@matsugov.us>; Jamie Taylor <Jamie.Taylor@matsugov.us>; Charlyn Spannagel <Charlyn.Spannagel@matsugov.us>; Jacque Malette <jacque.malette@matsugov.us>; Permit Center <Permit.Center@matsugov.us>; Mark Whisenhunt <Mark.Whisenhunt@matsugov.us>; Theresa Taranto <Theresa.Taranto@matsugov.us>; Andy Dean <Andy.Dean@matsugov.us>; Planning <MSB.Planning@matsugov.us>; Alex Strawn <Alex.Strawn@matsugov.us>; Fred Wagner <Frederic.Wagner@matsugov.us>; Brad Sworts <Brad.Sworts@matsugov.us>; Cindy Corey <Cindy.Corey@matsugov.us>; MEA <mearow@matanuska.com>; row@mtasolutions.com; andrew.fraiser@enstarnaturalgas.com; James Christopher <James.Christopher@enstarnaturalgas.com>; OSP Design Group <ospdesign@gci.com>; northlakescommunitycouncil@gmail.com; davemtp@mtaonline.net; hessmer@mtaonline.net; Dolores McKee <Dee.McKee@matsugov.us>  
**Subject:** Jewels Ac RSB B/2 L/6

[EXTERNAL EMAIL - CAUTION: Do not open unexpected attachments or links.]

Below is a link to a request for comments for Jewels Ac RSB B/2 L/6, Case #2022-021, Tech KMc.

**Comments due by February 24, 2022.**

[https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly\\_mccclure\\_matsugov\\_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La](https://matsugovus-my.sharepoint.com/:f/g/personal/kimberly_mccclure_matsugov_us/E10F5LuEJahFtDF012Q8FIYBXqGWJO8Pw8G2gCSfpFk-Cw?e=kvp8La)

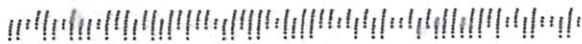
***Please open the link in Chrome or copy and paste the link to your browser. Using Microsoft Edge seems to cause some viewing problems.***

Thank you,

Kimberly McClure

Platting Technician





ZDOR 57379555



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**ATANUSKA-SUSITNA BOROUGH**  
**PLATTING DIVISION**  
50 EAST DAHLIA AVENUE  
PALMER, ALASKA 99645

**RECEIVED**  
FEB 24 2022  
**PLATTING**

54917B02L007C 18  
TOLLER ROBERT E & DOREEN A  
6830 E TOLLER CT  
WASILLA AK 99654

**FIRST CLASS**

**NOTIFICATION OF PUBLIC HEARING**

The Matanuska-Susitna Borough **Platting Officer** will consider the following:

**PETITIONER/OWNER: SUMNER COMPANY**

**REQUEST:** The request is to create three lots from Lot 6, Block 2, **Jewels Acres**, Plat No. 73-97 to be known as **LOTS 6A, 6B & 6C**, containing 3.94 acres +/- . The property is located directly north of E. Bogard Road, directly east of N. Greentree Street and west of N. Burlwood Lane (Tax ID # 6469B02L006); within the SE ¼ Section 28, Township 18 North, Range 01 East, Seward Meridian, Alaska. In the North Lakes Community Council and in Assembly District #3.

The Matanuska-Susitna Borough **Platting Officer** will hold a public hearing in the **Assembly Chambers** at the **Dorothy Swanda Jones Building**, 350 E. Dahlia Avenue, Palmer, Alaska on the proposed **Subdivision**. The public hearing is scheduled for **March 9, 2022**, starting at 8:30 a.m. We are sending you this notice as required by State Law and Borough Ordinances.

For comments regarding the proposed action, this form may be used for your convenience by filling in the information below and mail this notice to the MSB Platting Division, 350 E. Dahlia Avenue, Palmer, Alaska 99645 or e-mail [plattling@matsugov.us](mailto:plattling@matsugov.us). Comments received from the public after the platting packet has been written will be given to the Platting Officer in a "Hand-Out" the day of the meeting. **All public comments are due one (1) day prior, by 12:00 p.m.** To request additional information please contact the Platting Technician, **Kimberly McClure** at (907) 861-7873. To view the agenda or meeting packet please go to the following link: [www.matsugov.us/boards/plattling](http://www.matsugov.us/boards/plattling).

**Please follow all public protocols in relation to the mandates regarding Covid-19 for public participation.**

[ ] No Objection [ ] Objection  Concern

Name: Doreen Toller Address: 6830 Toller Ct. Barry's Acres Lots 1, 2, 7C

Comments: My only concern is the amount of traffic and how it will be affected with 3 lots - requiring access to Greentree. It is close to a busy intersection, on a hill, sometimes blind to turning traffic off Bogard. 3 more driveways at that location seems a safety concern. Please consider access needed carefully

**EXHIBIT H**

(9) (7571)

D4

E TOLLER CT

**SUBJECT  
PROPERTY**

3 2 1  
**BARRY'S ACRES**  
(6016)

4 3 1  
(1)

(2)  
5 (6469) 2  
**JEWELS ACRES**

37  
38  
39  
40 (1344)

41  
42  
43  
44A

(9) TR 8A

(2) 5 6 7C  
7B  
(2) 7A

N GREENTREE ST

N BURLWOOD LN

LOT 6A  
LOT 6B  
LOT 6C

1 3

E BOGARD RD

28 27

2897) 6 RSB L/5A (2997) 2 1  
1B 7 (7537) 11 12

E RADON DR  
019) 1 13 5A 15 16 (6018)

2 ADD #3 17

3 4 **BARRY'S FINGER LAKE** FINGER LAKE COVE

5 6 384) 7 TO #3 (1)

8 (6017) 9

N KEITH ST

TR A-1  
**FINGER LAKE SOUTH VIEW**  
ADD #3

(1)  
(3427)  
TR A-2

(1) 1A  
(2201) 2A

3A

N MCGRAE DR  
3  
(1429) 4 5

33 34  
B3

E FINGER LAKE VIEW DR

**VICINITY MAP**

FOR PROPOSED JEWELS ACRES RSB B/2 L/6  
LOCATED WITHIN  
SECTION 28, T18N, R01E, SEWARD MERIDIAN  
ALASKA

WA07 MAP

A24  
2) TR 2 TR 1  
R-1 (6113)

RECEIVED

MAR 07 2022

PLATTING

March 7, 2022  
3201 N Greentree St  
Wasilla, Alaska 99654

Platting Officer  
350 E Dahlia Avenue  
Palmer, Alaska 99645

RE: Request to create three lots from Lot 6, Block 2, Jewels Acres, Plat No. 73-97

Dear Sir:

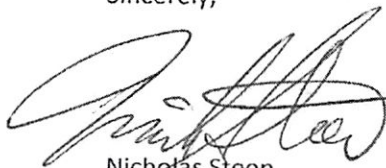
My name is Nicholas Steen. My wife and I have lived on Lot 4, Block 2, Jewels Acres for 42 years. We would like to express our opposition to the proposed subdivision of lot 6 into 3 smaller lots.

The residents of this subdivision purchased here specifically to enjoy the rural "Alaskan" atmosphere, the solitude, quiet and spaciousness of our property and enjoy the wildlife living and passing through. We don't currently look into our neighbors windows when we take in the view. This will be compromised by the proposed division of Lot 6 and diminish the value of our property.

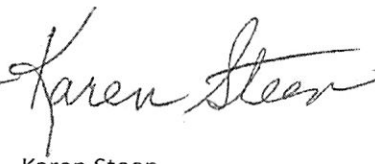
Dimensions obtained from the plat show lot 6 to be 408' by 420'. Dividing the lot as proposed would create lots 140' by 408'. Covenants for Jewels Acres require building set-backs of 40' from roads and 20' from interior lot lines. Sewer and water systems shall be a minimum of 100' apart within and without each lot and no nearer than 50' to any lot line. These restrictions would create difficulties building and placing water and sewer systems on the lots, especially for proposed lot 6c where the Bogard Road easement extends 17' inside the south lot line further narrowing it's usable area. The steep terrain of the lots also complicates sewer and water placement according to the DEC recommendations for these systems.

Lots of this shape and dimension do not reflect the atmosphere and life style of the current residents of Jewels Acres Subdivision. This would not enhance, but rather degrade the lifestyle we have so long enjoyed. Increasing the density of housing in our subdivision will diminish the value of our property. I urge the board to reject the proposed subdivision of Lot 6, Jewels Acres and retain the lot intact.

Sincerely,



Nicholas Steen  
907 745-2739  
steen@mtaonline.net



Karen Steen

PROTECTIVE COVENANTS AND RESTRICTIONS FOR  
JEWELS ACRES SUBDIVISION

PREAMBLE

David and Mary Psenak and Faith and Joy Rudd, owners of all lots in Jewels Acres Subdivision, do hereby establish and file for record the following declarations, reservations, protective covenants, limitations, conditions and restrictions regarding the use and/or improvements of the property located in the Jewels Acres Subdivision which is located in the SE 1/4 of the SE 1/4 of Section 28, Township 18 North, Range 2 East, Seward Meridian, the Plat of which is recorded in the Office of the Recorder of the Palmer Recording District as Plat #73-98.

COVENANTS

1. No building or attachments shall be located on any lot nearer than forty (40) feet to all roads. No buildings or attachments shall be located on any lot nearer than twenty (20) feet to the rear lot line or any interior lot line.
2. All lots are restricted to buildings and dwellings with permanent foundations. No house trailers or mobile homes will be allowed on any lots, with the exception of Lot 1, Block 2, which now contains a mobile home.
3. Easements for installation and maintenance of utilities are reserved as shown on the recorded plat.
4. All water wells and septic systems shall be a minimum distance of one hundred (100) feet apart within and without of each lot. No water wells or septic systems shall be located on any lot nearer than fifty (50) feet to the front, side, or rear lot lines. Sewage disposal systems shall be designed, located, constructed and approved in accordance with the requirements, standards and recommendations of the Commissioner of Health and Welfare.
5. No activity which is noxious or offensive shall be permitted or shall anything be done thereon which may be unsightly, or become an annoyance or nuisance to the neighborhood.
6. No animals, livestock, or poultry of any kind shall be raised, bred, kept or maintained for any commercial purpose.
7. No kennels or dog teams may be kept on property. A maximum of three (3) dogs may be kept on any lot.

GENERAL PROVISIONS

1. These covenants and general provisions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of ten (10) years, from the date these covenants are recorded, after which time covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then record owners of the lots has been recorded, agreeing to change said covenants in part or in whole.
2. Enforcement shall be by proceedings at law or in equity against any